



# Memorandum

**TO:** Historic Landmarks Commission

**FROM:** Katy Allen

**SUBJECT:** New San José Civic Center  
Off-Site Parking Garage  
(4<sup>th</sup>/5<sup>th</sup> Street Garage)

**DATE:** 10-24-02

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Approved

Date

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**COUNCIL DISTRICT:** 3  
**SNI Area:** University

## **RECOMMENDATION**

Review of the design direction and intent for the New San José Civic Center Off-Site Parking Garage.

## **BACKGROUND**

### **The New San José Civic Center:**

The City is proceeding with the design and construction of the New Civic Center on a site roughly bounded by 4<sup>th</sup>, 6<sup>th</sup>, Santa Clara and San Fernando Streets. Additionally, the City will construct a parking garage between 4<sup>th</sup> & 5<sup>th</sup> Streets, approximately 85 feet south of St. John Street for City employees and visitors after normal business hours. The garage site was selected from a number of sites studied by the Civic Plaza Redevelopment Project Area Committee (PAC) and the Civic Plaza Parking & Traffic Committee (PTC). This site selection was presented to and approved by the City Council on April 17, 2001. The design direction for the garage was approved by the PAC / PTC on August 15, 2001. The Schematic Design has been completed consistent with the community approved design direction, and construction documentation is underway.

As planned and designed the proposed garage will allow the Allen Apartments to remain intact, as-is, without any further alterations or fire protection upgrades required.

### **The Donner-Houghton House (Allen Apartments):**

The Donner-Houghton House, also known as the Allen Apartments, was constructed in 1881 in the Italianate style of architecture. The home, originally located at the corner of East Julian and North 3rd Streets in San Jose, was the residence of Sherman Otis and Eliza Donner Houghton. According to the National Register nomination prepared on the structure by Dill Design Group, "Eliza Donner, a child of George and Tamsen Donner, as an orphaned survivor, researcher and

chronicler of [the ill-fated Donner Expedition to California], remains a significant personage within the story of the modern development of the State of California." The significance of the home is tied to its association with the Donner-Houghtons (National Register Criterion B), and as a distinctive representation of the Italianate style (National Register Criterion C). The period of significance identified in the nomination is between 1881 and the time the structure was moved a second time in 1909.

## **ANALYSIS**

### **General:**

No significance has been attributed to the current site the structure currently occupies.

The home has been designated a San Jose City Landmark and listed on the National Register of Historic Places after the approval of the site selection and schematic design of the Garage.

The City has located the property line for the Parking Structure site 5.1 ft. south of the rear porch of the Allen Apartments and omitted all openings for the garage along the common property line with it. After reviewing the 2001 California Building Code, we anticipate that no fire protection measures are required for the existing apartment structure.

### **Building Code:**

As an apartment building, the Allen Apartments are classed as an R-1 occupancy (Table 3-A of the 2001 CBC). It is assumed that the building is un-protected wood frame construction or Type V-N. Exterior wall construction for this occupancy and construction type can be non-rated with un-protected openings as long as the building is located at least five feet from a property line (Table 5-A).

Also, from review of photographs of the building, there appear to be no structural elements that project beyond the rear porch of the building so no protection would be required for the roof over-hang, etc.

In summary, as long as the North Parking Structure property line is located more than five feet from the southernmost projection of the Allen Apartments, no protection measures are required for this existing building.

## **PUBLIC OUTREACH**

On August 15, 2001, the PAC and PTC approved the design direction for the garage and schematic design was completed in September 2001.

## **CEQA**

Dolores Mellon

10-24-02

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EIR Resolution No. 68905

Katy Allen

Director of Public Works

Attachments A – Allen Apartment Photos

Attachment B – 4<sup>th</sup>/5<sup>th</sup> Street Garage Site Plan

Attachment C – 4<sup>th</sup>/5<sup>th</sup> Street Garage North Elevation

GT:dm